



143 Hightown Road Ringwood BH24 1NL

**WOOLLEY  
& WALLIS**

# WOOLLEY & WALLIS

**Guide price: £849,950**

Period detached property in centre of Ringwood dated back to about 1895 with a recently converted barn. Potential rental income or secondary accommodation. First time to market in 27 years. Set in about 1/3 of an acre bordered by mature trees and hedges.



## The Situation:

The popular market town of Ringwood has much to offer in the way of amenities, including numerous country pubs & restaurants, boutique shops, a David Lloyd Health & Leisure Club & a local Post office and is host to much sought after educational establishments. The area borders The New Forest, giving access to acres of moor, heath and woodland offering a wide range of pursuits such as cycling, walking, riding & fishing. The A31 & A338 dual carriageways provide links to the sandy coastline of Bournemouth (8 miles south), Salisbury (18 miles north) & the M27 for Southampton (18 miles east). National Express coaches make regular trips to London and all its airports.

## Interior:

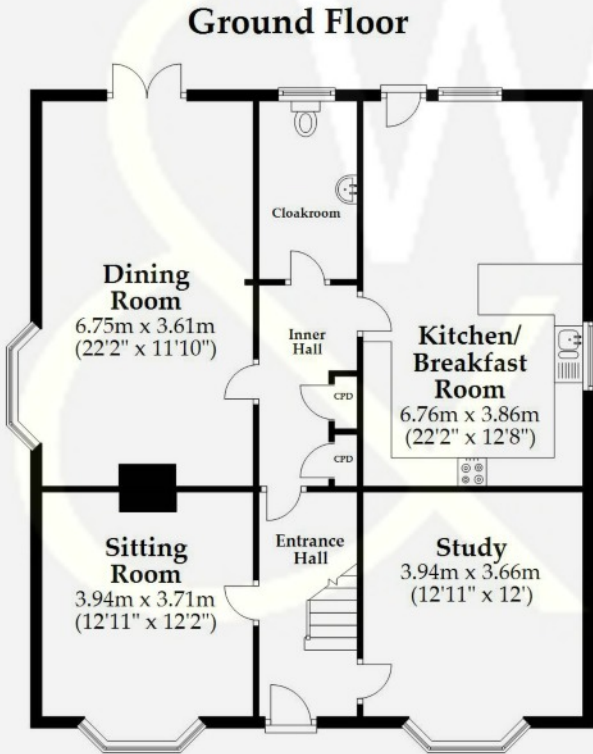
A solid panelled front door with stained glass leads to the hallway with two cupboards. The sitting room and study sit to the front of the property both with feature original period marble fireplaces with tiled hearths and bay windows. The dual aspect dining room benefits from a fireplace suitable for a log burner and a bay window and french doors leading to the rear courtyard.

The kitchen/breakfast room is dual aspect with integrated appliances including electric range cooker with gas hob and freezer. Space for fridge/freezer, washing machine and dishwasher. Electric under floor heating and porcelain tiled floor. Door to rear garden. The large cloakroom has a w.c and wash hand basin.



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

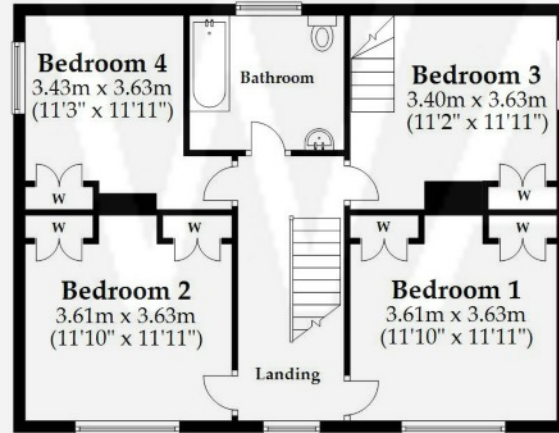
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		65
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



### Second Floor



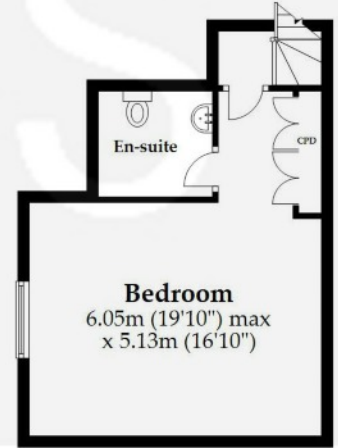
### First Floor



### Annexe Ground Floor



### Annexe First Floor



**Total Floor Area: approx. 270.9 sq. metres (2916 sq. feet)**

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



#### AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in October 2023





A balustrade staircase leads to the galleried landing and four double bedrooms. All serviced by the family bathroom with a bath and overhead shower, w.c. and wash hand basin. Bedrooms one and two sit to the front of the property with built in double wardrobes and shelving. Bedrooms three and four sit to the rear of the property with built-in single wardrobes and shelving. An oak staircase leads from bedroom three to a loft room fitted with 2 velux windows.

#### Exterior:

The property is approached via a semi-circular block paved driveway with additional parking to the side of the house. High wrought iron gates leads to the rear of the property which is mainly laid to lawn with mature hedges and trees of about 1/3 of an acre with a block paved patio to the rear and four sheds at the bottom of the garden. Log store to the side of the property.





**Services:** All mains connected. Heating is provided by a Daikin air source heat pump for the main house and a combi boiler in the barn. Separate water softeners to both properties.

**Local Authority:** New Forest District Council  
Council Tax Band - F for the main house  
Council Tax Band - A for the barn.

EPC Rating House - Current; 47E Potential; 65D  
EPC Rating Barn - Current: 77C Potential: 85B





### Cyder Press Barn:

A converted Period Cyder Press Barn clad in Canadian Red Cedar has a double door entrance to the kitchen diner with built in cooker and hob, space for washing machine and dishwasher. Shower room with large corner shower, w.c. and wash hand basin. The sitting room with high original beamed vaulted ceiling has french doors to a patio area and the gardens, a feature wood log burner and original hay loft with stairs to the first floor. Under stairs cupboard that houses the boiler and storage space. The bedroom again with exposed beamed ceiling and velux window has two and a half built-in wardrobes with an en-suite cloak-room, w.c. and wash hand basin.

With an integral single garage with storage above that could be converted to additional accommodation (STPP)

### Viewings

All viewings should be by appointment only arranged through our Ringwood office: 23, High Street, Ringwood, Hampshire, BH24 1AB, T: 01425 482380  
E ringwood@w-w.co.uk











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